

GENERAL NOTES:

1. All streets within P.U.D. will be dedicated street right of ways.

PROJECT SUMMARY

Total Land Area : 258.7 Acres
Total Number of Lots: 1090 Lots
Density: 3.8 Units per Acre

Proposed Land Use:
Single Family Residential Use
P-1/R-7, P-1/R-5, P-5 Zone

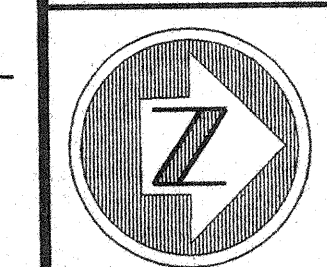
Utilities:
Water: San Antonio Water System
Sewer: San Antonio Water System
Telephone: S.W. Bell Telephone Company
Electric: City Public Service

Public Service
PLAN HAS BEEN ACCEPTED BY
JOSIA Bireeakahindwa
Feb 24, 1997 648
(date) (number)
If no plans are filed, plan will
expire on Aug 24, 1997
1st plat filed on

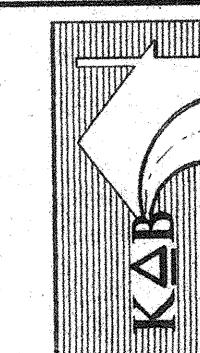
REVISÉ DATE: 1-26-9

548

FINESILVER SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



SCALE: 1"=200'



Land Planning Department
KAUFMAN Δ BROAD
OF SAN ANTONIO

OF SAN ANTONIO
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT

En la figura 1 se muestra el diagrama de flujo de la metodología de investigación.



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: FEB 19, 1997 Name of POADP: FINE SILVER SUBDIVISION P.O.A.D.P.

Owner/Agent: KAUFMAN AND BOND Engineer/Surveyor: _____
OF SAN ANTONIO

Address: 4800 FREDERICKS ROAD Address: _____

S.A. TEXAS. Phone: 349-1111 Phone: _____

Existing zoning: R-5; P-1/B; B-2 Proposed zoning: R-5; P-1/B; P-1/R-B

Texas State Plane Coordinates: X: 2078242 Y: 13140320
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being planned:

	Lots	Acres
Single Family (SF)	<u>1090 ±</u>	<u>258.7 Ac.</u>
Non-Single Family (NSF)	<u>~</u>	<u>~</u>
TOTAL:	<u>1090 ±</u>	<u>258.7 Ac.</u>

Contact Person:

Print Name: OSCAR V. DOMINGUEZ Signature: [Signature]

Date: FEB 10, 1997 Tele: 308-1321 Fax: 979-0072

Is there a previous POADP for this site? Name BY ORDER FINE SILVER PANCHAT No. UNKNOWN

Is there a corresponding PUD for this site? Name No No. _____

Are there any plats associated with this POADP or site? Name No No. _____

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

Post-It™ brand fax transmittal memo 7671		# of pages > 1
To	Elizabeth Carnoch	
Co.	Kaufman & Bond	
Dept.	Phone #	

12/17/96

548

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN (POADP)

Date Submitted: _____

Name of Application: FINESILVER SUBDIVISION

Owner/Agent: KAUFMAN AND BRAD OF SAN ANTONIO. Phone: 340-1111

Address: 4800 FREDERICKSBURG ROAD Zip code: 78229

Engineer/Surveyor: _____ Phone: _____

Address: _____ Zip code: _____

Existing zoning: R-5; P-1/R-7; B-2

Proposed zoning: R-5; P-1/R-7;

P-1/R-5

Texas State Plane Coordinates: X 2013842 Y 13740360
(at major street entrance)

Plat is ~~over~~/within/~~includes~~: San Antonio City Limits
Edwards Aquifer Recharge Zone?

Yes ☒

No ☐

Yes ☐

No ☒

Land Area Being Platted:

Lots

Acres

Single-Family (SF)

1090 ±

258.7 Ac.

Non-Single Family (NSF)

~

~

Commercial & other

~

~

TOTAL =

1090

258.7 Ac.

Print Name: HERB QUIROGA

Signature: Herb Quiroga

Date: FEB. 6, 1997

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94



CITY OF SAN ANTONIO

February 24, 1997

Mr. Oscar V. Dominguez
Kaufman and Broad of San Antonio
4800 Frederickburg Road
San Antonio, TX 78201

Re: Finesilver

POADP # 548

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed Finesilver Subdivision Preliminary Overall Area Development Plan # 548. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 2-11-97
FROM: Elizabeth
ITEM NAME: Finesilver FILE # 548
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: FLOOD PLAIN REQUIREMENTS AND
DRAINAGE EASEMENTS WILL BE REQUIRE AND
ADDRESS DURING THE PLATTING PROCESS.

Burt Rubio RPA Sr. Eng. Tech 2-11-97
Signature Title Date



Texas Department

P.O. BOX 29928 • SAN ANTONIO

Post-it® Fax Note	7671	Date	2/13/97	# of pages	1
To	Elizabeth Carroll		From	Judy Fricsenhahn	
Co./Dept.	CSA Planning		Co.	Tx DOT	
Phone #	207 7893		Phone #	615 5814	
Fax #	207 4441		Fax #		

February 13, 1997

548

P.O.A.D.P REVIEW

Finesilver Subdivision

Located on Loop 1604, Between Braun Rd. And SH 16

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' R.O.W. flares will be required at the intersection of the proposed street and the Loop 1604 Frontage Rd.

Access Limits/Restrictions

Maximum of 1 access point along the Loop 1604 frontage. Location will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Fricsenhahn, P.E.
Advanced Project
Development Engineer

February 6, 1997

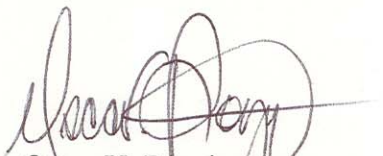
Mr. Edward Guzman
City of San Antonio
Planning Department
P.O. Box 9066
San Antonio, Texas 78285

Reference: Finesilver Subdivision P.O.A.D.P.

Dear Mr. Guzman,

Submitted herewith, is the Preliminary Overall Area Development Plan for Finesilver Subdivision. The project contains approximately 258.7 Acres and will accommodate 1090 residential lots, with an average density of 4.2 units to the acre. Please, advise us, when the reveiw is complete. If, there are any questions, please contact me, by phone at 308-1321 or by fax at 979-0072.

Respectfully,



Oscar V. Dominguez
Senior Land Planner

RECEIVED
97 FEB 10 AM 9:55
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

o/poadp.wpd.